

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE: :
 : CASE NO. 21-55737-PWB
JAMES EARNEST NEWMAN, SR. *a.k.a.* :
JAMES E. NEWMAN and :
MARY HAASE NEWMAN *a.k.a.* :
MARY H. NEWMAN, :
 :
 :
Debtors. :

REPORT OF SALE

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On December 13, 2022, the Trustee sold real property of the estate known as 3424 Double Eagle Drive, Unit 30, Marietta, GA 30008 (“**Property**”) to Andreana Washington (“**Purchaser**”) for \$270,000.00 as ordered and approved by the Court on November 22, 2022 [Doc. No. 47].

2.

Attached hereto as Exhibit “A” is the Seller’s Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchaser and has received net funds of \$21,951.92 from the sale.

Respectfully submitted this 15th day of December, 2022.

Hays Financial Consulting, LLC
2964 Peachtree Road, N.W., Suite 555
Atlanta, Georgia 30305
(404) 926-0060
ghays@haysconsulting.net

/s

S. Gregory Hays
Chapter 7 Trustee

Exhibit “A”

Seller's Settlement Statement



CAMPBELL & BRANNON
REAL ESTATE CLOSINGS

Settlement Date: 12/13/2022
Disbursement Date: 12/13/2022
Settlement Location: 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342
File Number:
Lender: Everett Financial, Inc. DBA Supreme Lending
Loan Type: Conventional Uninsured
Borrower: Andreana Washington
3424 Double Eagle Drive
Unit 30
Marietta, GA 30008
Seller: S. Gregory Hays, as and only as Chapter 7 Trustee in Bankruptcy for the Estate of James Earnest Newman, Sr. aka James E. Newman and Mary Haase Newman aka Mary H. Newman
2964 Peachtree Road
Suite 555
Atlanta, GA 30305
Property location: 3424 Double Eagle Dr Unit 30
Marietta, GA 30008
Tax Parcel No: 19-0775-0-085-0

	Debit	Seller Credit
Financial Consideration		
Sale Price of Property		270,000.00
Seller Credit	1,000.00	
Prorations/Adjustments		
Prorated HOA Dues \$339/mo 12/13/22 - 12/31/22		207.77
County Taxes (\$773.76) 12/13/22 - 01/01/23		40.28
Commissions		
Commission- Buyer's Broker to Berkshire Hathaway HomeServices Georgia Properties	5,400.00	
Commission- Seller's Broker to Humphries & King Realty, LLC	10,800.00	
Recording/State Charges		
Recording Services to CSC	4.00	
Seller Recording Affidavit to Cobb County Clerk of Court by CSC	25.00	
Payoffs		
Payoff of First Mortgage Loan to Chase	179,462.53	
HOA Charges		
HOA Balance to Magnolia Lane COA	7,889.80	
Miscellaneous Debits/Credits		
Reimbursement for electric bills to John Ball	714.80	
Debtor's homestead exemption to James Earnest Newman, Sr., and Mary H. Newman	43,000.00	
Subtotals	248,296.13	270,248.05
Balance Due TO Seller	21,951.92	

CERTIFICATE OF SERVICE

I, S. Gregory Hays, certify that I am over the age of 18 and that on this date, I served a copy of the foregoing **Report of Sale** by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated and upon all the following persona or entities at the addresses stated:

Office of the United States Trustee
362 Richard B. Russell Building
75 Ted Turner Drive, SW
Atlanta, GA 30303

James Earnest Newman, Sr.
811 Royal View Dr
Merryville, TN 37801

Mary Haase Newman
811 Royal View Dr
Merryville, TN 37801

Ian M. Falcone
The Falcone Law Firm, P.C.
363 Lawrence Street
Marietta, GA 30060

This 15th day of November, 2022.

/s/ S. Gregory Hays

S. Gregory Hays
Chapter 7 Trustee

Hays Financial Consulting, LLC
2964 Peachtree Road, NW, Ste 555
Atlanta, Georgia 30305
(404) 926-0060